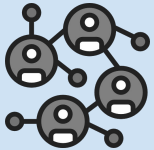
2026 Capital Update

Recap of Q2, FY 25-26

February 24, 2026
Presented by:
Walter Ear, PE
Interim Director
Capital Management Department



Key Takeaways



Capital update framework: Our Capital and Bond program are about creating a future for Asheville that is stronger, safer, more connected.



We're building intentionally, and a stronger, safer, and more connected community requires both time and temporary disruption to ensure meaningful, lasting improvements



Recovery projects are underway
Federal processes will take time to ensure cost recovery
“Steady State” Capital Improvements update this April

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Icon Credit: www.flaticon.com

Outline

Capital Budget Work Session, Project Communications, Framework

Steady State: Capital and Bond

- Capital and Bond Programs
- Deep Dive Project
- Downtown Focus

Infrastructure Recovery Program

- Process Reminder
- Federal Funding Sources
- Riverfront Recovery Projects

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Upcoming Capital Budget Work Session

April 14

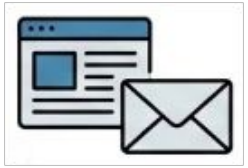
- Focus: “Steady State” Capital Improvements Program (CIP)
- Forecast: Proposed capital spending over the next five fiscal years (FY27 through FY31)
- Discussion:
  - Capacity projections, required uses, and limitations of the CIP
  - How we leverage the steady state CIP to get external funding
  - Planting seeds for Large Projects and Mid-size Program investments when capacity becomes available

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Project Communications

Project communications continue to improve. Bond and recovery projects have generated higher expectations for communication and engagement.

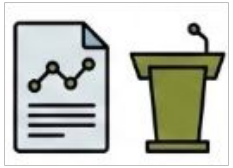
Existing Tools and Methods:



Project page updates, as well as email & text update so subscribers. Social media & press releases.



In-person community engagements are determined by the needs of the project.



Public meeting updates including City Council Staff reports & Capital updates.

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Steady State: Capital & Bond Program

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Capital Update Framework

Asheville's infrastructure, facilities, and public spaces are a gift inherited from past generations.

Our Capital and Bond programs do more than just repair what's old or broken; they are about building a future for Asheville that is ***Stronger***, ***Safer***, *and* ***More Connected.***

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Stronger

Community Assets & Quality of Life, Economic Impact, Organizational Health

Design

• Coxe Ave Streetscape Improvements		$ 15.3 M
• Malvern Hills Park Pool	‘24 Bond	$ 5.5 M
• Walton St Park Improvements	‘24 Bond	$ 2.5 M

Construction

• McCormick Field Improvements	$ 38.5 M
• Nature Center Gateway to the Appalachians	$ 1.4 M
• Weaver Park & Playground	$ 800 k

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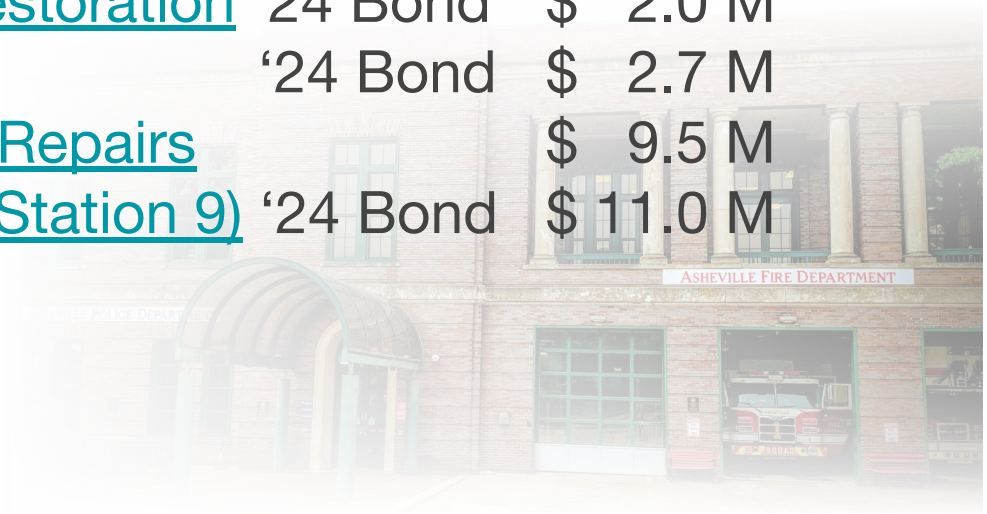
Note: the amounts shown above are total project costs including design, construction, and other costs associated with project implementation

Safer

Public Safety, Transportation Safety, Structural Integrity, Infrastructure Resilience

Design

Lexington Ave Sidewalk Restoration	‘24 Bond	$ 2.0 M
London Rd Sidewalk	‘24 Bond	$ 2.7 M
Municipal Building Capital Repairs		$ 9.5 M
Oakley Complex Ph1 (Fire Station 9)	‘24 Bond	$ 11.0 M



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Note: the amounts shown above are total project costs including design, construction, and other costs associated with project implementation

More Connected

Mobility, Accessibility, New Pedestrian/Bike Infrastructure, Placemaking

Design

• College / Patton Improvements		$ 1.1 M
• Nasty Branch Greenway		$ 4.3 M
• North Reed Creek Greenway	‘24 Bond	$ 4.9 M

Construction

• Airport Rd Sidewalk	$ 3.25 M
• Johnston Blvd Sidewalk	$ 5.2 M
• New Haw Creek Sidewalk	$ 4.9 M
• Patton Ave (West) Sidewalk	$ 1.2 M
• Southside Greenway Connectors	$ 2.6 M



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Note: the amounts shown above are total project costs including design, construction, and other costs associated with project implementation

Deep Dive:
Adaptive Reuse of the Walton Street Park Pool Area

PARK BACKGROUND



- Walton Street is a legacy neighborhood that, in 1939 had the City's only public pool for the for black families and community
- **2016 a professional pool assessment** found failed underground pipes and infrastructure, concluded repairs would not extend useful life
- 2020 Council approved pool move to the Grant Center
- 2022 Historic designation at the local and National Level
- 2023-2024 **Implemented community prioritized park improvements**

COMMUNITY ENGAGEMENT MILESTONES



- 2024-2025 Parks and Recreation Department supported a Community Driven Engagement for visioning reuse of the pool area
- Southside United Neighborhood Association (SUNA) Steering Committee partners with COA to gather community input to inform upcoming design
- **SUNA led a community preference survey** March 13-May 31, 2025. Monthly meetings with COA staff were held. Culminated with a community shared vision statement endorsed by SUNA in July 2025

RECENT MILESTONES



- Spring 2025 Request For Qualifications for Designers posted. **The selected designer was given vision statement to serve as basis of design.**
- 30% design shared with the public in December, sought feedback via:
  - Community Open House Dec 4th (advertised by press release, yard signs, large banners, email subscriber list and project page)
  - In-person event at Grant Center Dec 10th-12th
  - Online feedback Dec 4th-15th

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Deep Dive:
Adaptive Reuse of Walton Street Park Pool Area

HAPPENING NOW

- Design team incorporating public input on the two designs into one
    - Engagement was intended to confirm the elements within each design that aligned with the community vision
- Plans will be reviewed by the Historic Resource Commission later this spring 2026



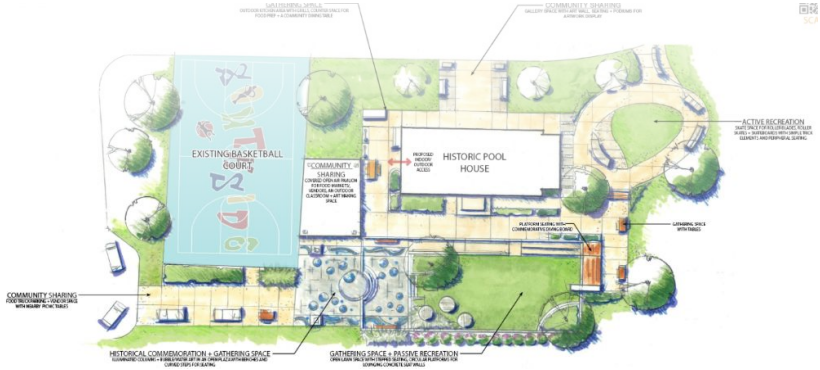


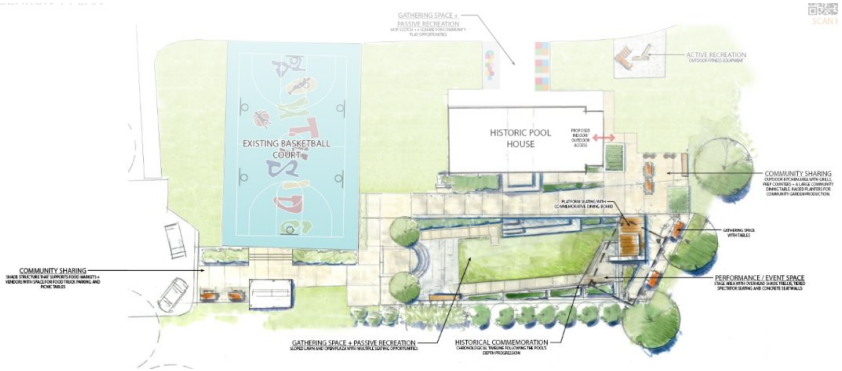


Deep Dive:
Adaptive Reuse of Walton Street Park Pool Area

UPCOMING

- Spring 2026 present the community with a plan that unifies the elements of previous designs based on feedback
- Construction anticipated to start Late 2026





publicinput.com/walton for more information

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Downtown Capital Projects Focus

- Recognize economic sensitivity for downtown businesses, with eye on progress
- Work to minimize overlap of current and future downtown projects
- Focused outreach with downtown to continue as a high priority for the department

Coxe Ave $15.2M

- Design work is in progress, 75%
- NCDOT grant, with extensive NCDOT review expected for design approval before bidding.
- Met with business owners to outline the ongoing coordination needs.

Lexington Ave '24 Bond $ 2.0M

- Public meeting on Thurs 2/26
- Design work is in progress, 30%
- Existing sidewalk will be maintained until the project addresses the damage.

Parking Garage Repairs

- Civic Center, Biltmore Garages upcoming

Downtown Signals $1.3M

- Long lead time for signal equipment is dictating the schedule.
- Signal replacement has major impacts to intersections, but safety related project.

College / Patton Improvements $1.1M

- Bids were over budget. We are evaluating options to repackage and rebid.

Eagle St & South Market St $2.8M

- Part of the Boosting the Block project
- Mellon Grant, Capital and Bond Funded
- Design is in the qualifications based selection process, seven teams submitted

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Question Break



Infrastructure Recovery Program

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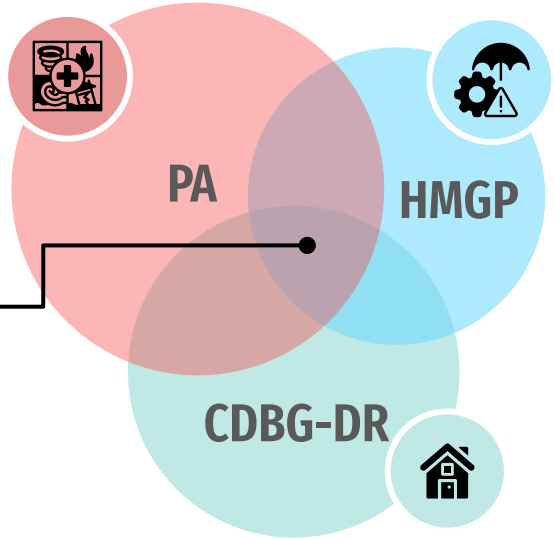
Infrastructure Recovery Process Reminder

- The process is defined by the federal funding sources, and the City's priority on maximizing **cost recovery** within the requirements of that funding
- Federal Recovery Funding Sources
  - **FEMA PA** - Public Assistance Program
  - **FEMA HMGP** - Hazard Mitigation Grant Program
  - **HUD CDBG-DR** - Community Development Block Grant, Disaster Recovery
- Resources: Recovery Update at Policy, Finance & Infrastructure 8/29/2025
  - Explains the infrastructure recovery process
  - Provides a progress update for work underway
  - Discusses project prioritization & funding sources



Infrastructure Recovery Process Reminder

- Large FEMA Projects - Wider geographical area needing integrated designs, multiple constrained funding sources. Examples:
  - French Broad River Parks Recovery
  - Azalea Parks & Infrastructure Recovery
  - North Fork Water Treatment Facility
  - Municipal Golf Course
  - Other Public Works projects (bridge repairs, etc)



- "Design it Twice"
  i. Baseline Cost estimate - *Repair in kind with Code requirements* for discussion with FEMA, specific to PA reimbursement
  ii. Improvements/Mitigation based design - identifies design features specific to requirements of the constrained funding sources

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FEMA PA Repair Projects

Design

- 8 River Arts Place
- Biltmore Village Lighting

Construction

- Roof Replacement at Thomas Wolfe Auditorium $750k

Other Active Projects in the Wings

- Right of way infrastructure repairs including streets and guardrails.
  - Design solicitations are under evaluation for more involved citywide structures, landslides, and stormwater repairs.
- Water intrusion, property repairs assessments at City Hall, and fire stations



HMGP Public Infrastructure Projects

Eight Project *Applications* Submitted. $ 415 M in potential mitigation projects.

October	*COA initial submittal, NCEM Review Process, select/provide feedback in November*
November	*COA/Hagerty integrate NCEM feedback*
	NCEM extended the submittal deadline
February 27th	Submit to NCEM to submit to FEMA… Expect a lengthy FEMA review period

1 Flood Warning System

1 Land Use Plan & Code Updates

1 Open Space Planning

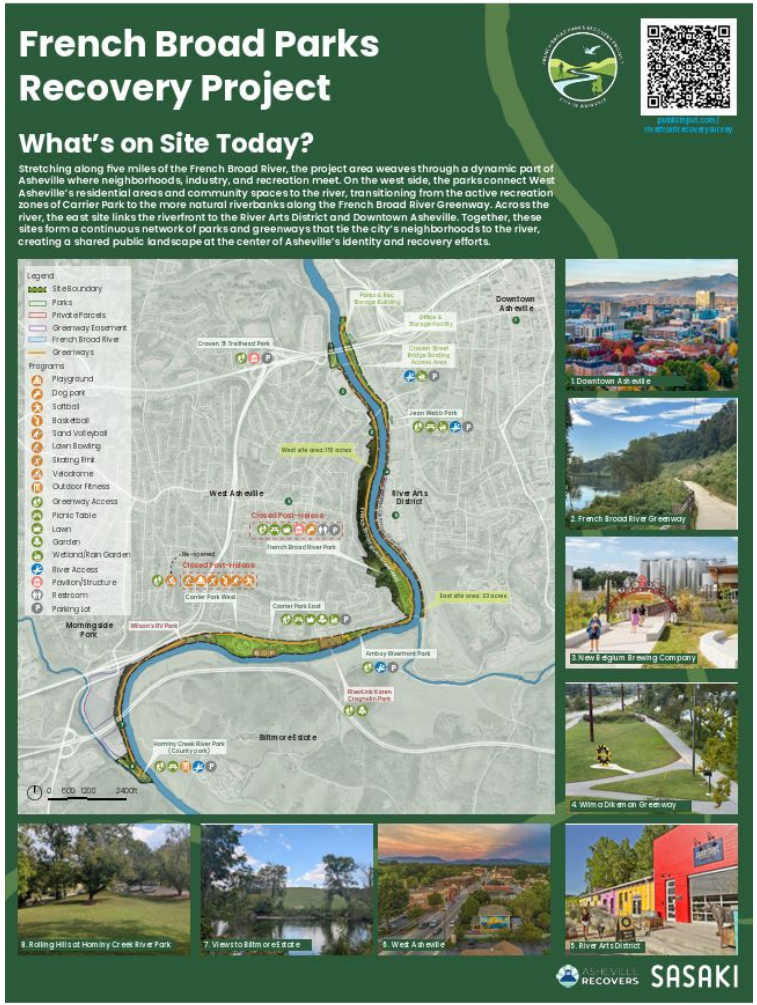
5 Infrastructure Resiliency Construction Projects

- **1** Drinking Water System
- **2*** Multiple Critical Facilities
- **2** Stormwater and Flood Mitigation

Riverfront Recovery Projects Design In Progress



Azalea Parks & Infrastructure Recovery



French Broad River Parks Recovery

Community Design Workshop

When: Saturday, February 28, 2026
11 a.m. – 2 p.m.

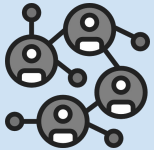
Where: A-B Tech, Ivy Building
9 Genevieve Circle

Format: Drop-in style with short presentations at the:
Top of the hour for the French Broad area project
Half hour for the Azalea area project

publicinput.com/riverfrontrecovery for more information



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Icon Credit: www.flaticon.com

Discussion

For more project updates and information visit:

ashevillenc.gov/projects

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